

# ARTICLE 7. OPEN SPACE DISTRICTS

## PURPOSE OF THE OPEN SPACE DISTRICTS

The Open Space Districts provide residents with access to active and passive recreation areas, protect the City's cemeteries, and preserve natural resources within the wetlands and coastal areas. In some districts, only limited development is appropriate such as cultural facilities while in other areas the predominant character should emphasize the natural environment.

## CHARACTER OF THE OPEN SPACE DISTRICTS

The character of the Open Space Districts is defined by:

- » Neighborhood open space designed for active and passive recreation for local residents in the surrounding neighborhoods
- » Linear greenways that include pedestrian trails and bike paths and link neighborhoods in the City
- » Regional parks that draw visitors from the entire region, like City Park, Joe Brown Park and Audubon Park, for both active and passive recreation areas, including access to the waterfront through beaches and piers, and cultural activities
- » Preservation of remote coastal areas of marsh, estuary or waterway to preserve waterfowl and fishery habitats
- » Protection and preservation of existing natural areas, such as wetlands, to provide stormwater protection and reduce flooding possibilities
- » Protection of the City's historic cemeteries



# ARTICLE 7. OPEN SPACE DISTRICTS

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## 7.1 PURPOSE STATEMENTS

### A. Purpose of the OS-N Neighborhood Open Space District

The purpose of the OS-N Neighborhood Open Space District is to provide a classification for parks located within neighborhoods that serve as recreation areas for residents in the local area. Neighborhood parks are smaller in scale than regional parks and more limited in the types of recreational uses allowed. The OS-N District is also intended to provide for the preservation of natural environmental features and wildlife habitats at certain locations surrounded by developed neighborhoods, and to provide protection for the City's historic cemeteries.

### B. Purpose of the OS-G Greenway Open Space District

The purpose of the OS-G Greenway Open Space District is to provide a classification for open space greenways that provide a connection between neighborhoods and public amenities such as cultural facilities and larger parks. The physical form of a greenway is typically more linear in nature and accommodates additional modes of transportation such as pedestrian trails and bike paths.

### C. Purpose of the OS-R Regional Open Space District

The purpose of the OS-R Regional Open Space District is to provide a classification for large parks that draw visitors from the entire region. A regional park includes a variety of recreational areas and uses, but also includes certain ancillary commercial activities such as cultural facilities, performance venues, and restaurants. The OS-R District also includes waterfront recreational activities, such as beaches and public piers.

### D. Purpose of the NA Natural Areas District

The purpose of the NA Natural Areas District is to protect and preserve existing natural areas such as wetlands and coastal areas of marsh, estuary or waterway. Very limited development is allowed, and shall be compatible with and cause little impact to these areas. The intent of the NA District is to provide stormwater protection and reduce flooding possibilities due to abnormal tides in Lake Pontchartrain, Lake Borgne, and the various tidal waterways in and adjacent to Orleans Parish.

### E. Purpose of the GPD General Planned Development District

The purpose of the GPD General Planned Development District is to provide flexibility in the site design and development of land in order to promote its most environmentally sensitive use and to preserve the natural and scenic qualities of wetlands and other natural land features. The GPD District is intended to provide protection for environmentally sensitive areas and encourage development that avoids or minimizes negative impacts and allows for innovative development techniques and flexibility in the development of the site.

## 7.2 USES

Only those uses of land listed under Table 7-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Open Space Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.

TABLE 7-1: PERMITTED AND CONDITIONAL USES						
USES <sup>1</sup>	DISTRICT					USE STANDARDS
	OS-N	OS-G	OS-R	NA	GPD	
RESIDENTIAL USE						
Dwelling, Caretaker			P	C	C	
COMMERCIAL USE						
Amusement Facility, Indoor			P			Section 20.3.E
Amusement Facility, Outdoor		C	P			Section 20.3.E
Casino/Gaming Establishment			C			Section 20.3.M
Catering Kitchen		C	P			
Live Performance Venue		C	P			Section 20.3.JJ
Maritime Use			C			
Outdoor Amphitheater		C	P			
Public Market		P	P			Section 20.3.TT
Reception Facility			P			Section 20.3.WW
Recreational Vehicle Park			C			Section 20.3.XX
Restaurant, Carry Out		C				Section 20.3.ZZ
Restaurant, Specialty		C	P			Section 20.3.ZZ
Restaurant, Standard		C	P			Section 20.3.ZZ
Stadium			C			
INDUSTRIAL USE						
Mining and Drilling				C		Section 20.3.KK
Solar Energy System		C	C	C	C	Section 20.3.DDD
Wind Farm			C	C	C	Section 20.3. III
INSTITUTIONAL USE						
Community Center		P	P			
Cultural Facility		C	P			Section 20.3.R
Government Offices		C	P	P	P	
Public Works and Safety Facility		C	P	C	C	
OPEN SPACE USE						
Agriculture – No Livestock	P	P	P			Section 20.3.C
Agriculture – With Livestock			C			Section 20.3.C
Boat Launch			P	P	P	
Campground			C			Section 20.3.K
Cemetery	P					Section 20.3.N
Country Club			P			
Driving Range			P			
Fairgrounds			C			Section 20.3.CC
Fishing Camp				C	C	
Forest/Nature Preserve			P	P	P	
Golf Course			P			
Horse Stables (Commercial)			P			Section 20.3.HH
Marina, Recreational			C	C	C	
Parks and Playgrounds	P	P	P	P <sup>3</sup>		
Pier (Public)		P	P	C	C	
Public Fishing	P	P	P	P	P	
Stormwater Management (Principal Use)		P	P	P	P	Section 23.12
OTHER						

TABLE 7-1: PERMITTED AND CONDITIONAL USES						
USES <sup>1</sup>	DISTRICT					USE STANDARDS
	OS-N	OS-G	OS-R	NA	GPD	
Planned Development					C	Article 5
Public Transit Wait Stations	C	C	C	C	C	Section 21.6.BB
Pumping Station	P	P	P		P	Section 20.3.UU
Utilities	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C, P <sup>2</sup>	C, P <sup>2</sup>	C, P <sup>2</sup>	C, P <sup>2</sup>	C, P <sup>2</sup>	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	C	C	Section 20.3.JJJ

#### TABLE 7-1 FOOTNOTES

<sup>1</sup> The terms in this column (“Uses”) are defined in Article 26.

<sup>2</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

<sup>3</sup> Parks and playgrounds in the NA District are limited to passive recreation facilities. The only structures permitted are standard playground equipment and outdoor seating furniture.

<sup>4</sup> Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.

### 7.3 SITE DESIGN STANDARDS

Table 7-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Open Space Districts.

TABLE 7-2: BULK & YARD REGULATIONS					
BULK & YARD REGULATIONS	DISTRICT				
	OS-N	OS-G	OS-R	NA	GPD
<b>BULK REGULATIONS</b>					
MINIMUM DISTRICT SIZE	None	None	25 acres	1 acre	1 acre
MAXIMUM BUILDING HEIGHT	35'	35'	50'; however all buildings over 35' shall be set back from lot lines equal to building height	35'	35'
ADDITIONAL REGULATIONS		See Section 7.4			
<b>MINIMUM YARD REQUIREMENTS</b>					
FRONT YARD	15'	10'	20'	20'	20'
INTERIOR SIDE YARD	20'	10'	20'	20'	20'
CORNER SIDE YARD	15'	10'	20'	20'	20'
REAR YARD	20'	10'	20'	25'	20'

### 7.4 OS-G DISTRICT DESIGN STANDARDS

Because of its linear nature and connection to adjacent uses as the greenway traverses neighborhoods, development in the OS-G District shall meet the following design standards in order to maximize activity and interaction with the greenway and create a cohesive, pedestrian-friendly environment.

- A. Public entrances to buildings and recreation facilities shall be oriented to the public street and the pedestrian way.
- B. Driveways and parking areas shall be constructed of pervious or semi-pervious materials.

- C. Fencing along the greenway shall be at least seventy percent (70%) open and shall be limited in height to a maximum of six (6) feet.
- D. Picnic shelters, exercise equipment, bicycle parking, stormwater management, and other permitted accessory uses may be located within the required yards.
- E. New vehicular crossings of a pedestrian or bicycle trail within an OS-G District shall not be permitted except where required to facilitate emergency service.

## **7.5 GENERAL STANDARDS OF APPLICABILITY**

All Open Space Districts are subject to the following standards:

### **A. Accessory Structures and Uses**

See Section 21.6 for standards governing accessory structures and uses.

### **B. Temporary Uses**

See Section 21.8 for standards governing temporary uses.

### **C. Site Development Standards**

See Article 21 for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

### **D. Off-Street Parking and Loading**

See Article 22 for standards governing off-street parking and loading.

### **E. Landscape, Stormwater Management, and Screening**

See Article 23 for standards governing landscape, stormwater management, and screening.

### **F. Signs**

See Article 24 for standards governing signs.

### **G. Overlay Districts**

See Article 18 for additional overlay district regulations, when applicable.

### **H. Nonconformities**

See Article 25 for regulations governing nonconformities.